

MEETING DATE: **08.12.13**

AGENDA ITEM: Adoption of an Ordinance – Housing Element Related
Zoning Code Text Amendments: ZCA P-2012006 Affecting
Emergency Shelters, Transitional Housing, and Supportive
Housing; and Zoning Code Amendment, ZCA P-2012040
Affecting Single Room Occupancy Housing and Reasonable
Accommodations.

ATTACHMENTS

	<u>Pages</u>
1. Proposed Ordinance, including Exhibit A - Proposed Text Changes ZCA P-2012006 and Exhibit B - Proposed Text Changes ZCA P-2012040	1 - 33

ORDINANCE NO. 2013 - ____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), BY (1) AMENDING SECTIONS 17.210.015, TABLE 2-2; 17.220.015, TABLE 2-5; 17.230.015, TABLE 2-8; 17.260.035, TABLE 2-11; 17.320.020, TABLES 3-3 AND 3-3B; 17.500.010, TABLE 5-1; 17.550.005; 17.550.010, TABLE 5-2; 17.550.015 THROUGH 17.550.030; 17.630.010, TABLE 6-3; AND 17.700.010; AND (2) ADDING NEW SECTIONS 17.400.046 AND 17.400.106, RELATING TO EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING, SINGLE ROOM OCCUPANCY UNITS, AND REASONABLE ACCOMMODATIONS AS SET FORTH IN EXHIBITS "A" AND "B" ATTACHED HERETO.

(Zoning Code Amendment P-2012006 and
Zoning Code Amendment P-2012040)

WHEREAS, on June 10, 2010, the City Council adopted the Culver City Housing Element for 2008-2014 of the Culver City General Plan and on August 11, 2010, the State of California Department of Housing and Community Development certified said Housing Element (the "Housing Element"); and,

WHEREAS, the Housing Element includes measures to incorporate State legislative requirements addressing allowances, development standards, and/or definitions for emergency shelters, transitional housing and supportive housing (Measure 2L of the Housing Element) into Title 17, Zoning (the "Zoning Code"), of the Culver City Municipal Code ("CCMC"), consistent with State Housing Law; and,

WHEREAS, the Housing Element includes measures to incorporate State legislative requirements addressing allowances, development standards, and/or definitions for single room occupancy housing (Measure 2K of the Housing Element) and Reasonable Accommodation Procedures (Measure 2N of the Housing Element) into the Zoning Code, consistent with State Housing Law; and,

1 WHEREAS, on February 22, 2012, the Planning Commission adopted
2 Resolution No. 2012-P004 recommending approval to the City Council of Zoning Code
3 Amendment ZCA P-2012006 amending the Zoning Code to include allowances,
4 development standards, and definitions for emergency shelters, transitional housing and
5 supportive housing; and
6

7 WHEREAS, on February 13 2013, the Planning Commission adopted
8 Resolution No. 2013-P001 recommending approval to the City Council of Zoning Code
9 Amendment ZCA P-2012040 amending the Zoning Code to include allowances,
10 development standards, and definitions for single room occupancy housing; and
11 reasonable accommodation procedures; and
12

13 WHEREAS, on July 22, 2013, the City Council conducted a duly noticed public
14 hearing on the proposed Zoning Code Amendments, ZCA P-2012040 and ZCA P-
15 2012006, fully considering the Planning Commission's recommendation and all reports,
16 testimony and environmental information presented, and by a vote of 5 to 0, introduced,
17 for first reading, Zoning Code Amendment ZCA P-2012006, regarding emergency
18 shelters, transitional housing, supportive housing, and Zoning Code Amendment ZCA P-
19 2012040, regarding single room occupancy housing, and reasonable accommodation
20 procedures, as set forth herein below (collectively, the "Ordinance"); and
21
22

23 WHEREAS, on August 12, 2013, the City Council, by a vote of ____ to ____,
24 adopted the Ordinance.

25 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
26 CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:
27
28
29

SECTION 1. Pursuant to the foregoing and as outlined in Title 17, Section

17.620.030 of the CCMC, the following findings for ZCA P-2012006 are hereby made:

1. **ZCA P-2012006 ensures and maintains internal consistency with the goals, policies, and strategies of the General Plan and will not create any inconsistencies with the Zoning Code.**

This Zoning Code Amendment will implement General Plan Housing Element Measure 2L addressing Emergency Shelters and Transitional and Supportive Housing. Further implementation of these measures through this Zoning Code amendment will compliment and implement General Plan Land Use Element Objective 3 by encouraging the provision of housing opportunities for varied members of the community.

2. **ZCA P-2012006 is not detrimental to the public interest, health, safety, convenience and welfare of the City.**

The amendments to Zoning Code Sections 17.210.015 – Table 2-2 and 17.220.015 - Table 2-5, regarding allowed uses in residential and commercial zones will establish transitional housing and supportive housing as residential uses similar to other residential uses of the same type in the same zone thereby confirming those uses as housing allowed within the fabric of the community.

The amendments to Zoning Code Sections 17.230.015 - Table 2-8 and 17.260.035 - Table 2-11, regarding allowed uses in the industrial zones and the East Washington Overlay Zone will establish a specific area within the City where emergency shelters will be permitted without a conditional use permit. Establishment of this area will ensure that adequate provisions exist for the ministerial establishment of emergency shelters without impacting residential and commercial uses.

The amendments to Zoning Code Section 17.320.020H, Table 3-3, regarding parking requirements by land use will clarify the residential parking requirements for Transitional and Supportive Housing thereby ensuring the continued provisions for on-site parking in residential neighborhoods. It will further establish parking requirements for Emergency Shelters thereby ensuring that adequate parking is provided for this type of land use.

The amendments to Zoning Code Section 17.400.046, regarding Standards for Specific Land Uses will establish specific standards for Emergency Shelters which will ensure compatibility with adjacent land uses.

The amendments to Zoning Code Section 17.700.010, regarding definitions will help to clarify the distinction between emergency shelters, transitional housing, and supportive housing.

1
2
3 **3. ZCA P-2012006 is in compliance with the provisions of the California**
4 **Environmental Quality Act (CEQA).**

5 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
6 (CEQA), ZCA P-2012006 is within the scope of the Culver City General Plan Update
7 Program EIR approved on September 24, 1996 (PEIR 1), the Culver City
8 Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on
9 November 16, 1998 (PEIR 2), and the Negative Declaration approved on June 7, 2010
10 for the 2008-2014 Housing Element Update. The circumstances under which PEIR 1,
11 PEIR 2, and the Negative Declaration were prepared have not significantly changed
12 and no new significant information has been found that would impact PEIR 1, PEIR 2,
13 and/or the Negative Declaration. Therefore no new environmental analysis is
14 required.

15
16 **SECTION 2.** Pursuant to the foregoing, and as outlined in Title 17, Section
17 17.620.030 of the CCMC, the following findings for ZCA P-2012040 are hereby made:

18
19 **1. ZCA P-2012040 ensures and maintains internal consistency with the goals,**
20 **policies, and strategies of the General Plan and will not create any**
21 **inconsistencies with the Zoning Code.**

22 This Zoning Code Amendment will implement General Plan Housing Element
23 Measures 2K, and 2N addressing respectively Single Room Occupancy (SRO)
24 Housing, and Reasonable Accommodation Procedures. Further, implementation of
25 these measures through this Zoning Code amendment will compliment and
26 implement General Plan Land Use Element Objective 3 by encouraging the
27 provision of housing opportunities for varied members of the community.

28
29 **2. ZCA P-2012040 is not detrimental to the public interest, health, safety,**
convenience and welfare of the City.

The amendments will establish SRO housing as a residential use allowed within a
mixed use project. This allowance will provide a process and opportunity for this
type of affordable housing while assuring such housing is consistent with the fabric
of the community and is designed in such a manner that potential impacts are
minimized to a level of insignificance. The amendments pertaining to residential
parking requirements for SRO units will ensure the continued provisions for on-site
parking in commercial neighborhoods where this type of housing is allowed as part
of a mixed use project. The amendments regarding Standards for Specific Land
Uses will establish specific standards for SRO units which will ensure compatibility
with adjacent land uses.

1 The amendments regarding Reasonable Accommodation Procedures will establish
2 an administrative process that allows an individual with a disability to seek
3 reasonable accommodation in Zoning Code regulations to ensure equal access to
4 housing. These amendments will facilitate development of housing for individuals
5 with disabilities as provided by the Federal Fair Housing Amendments Act of 1988
6 and the California Fair Employment and Housing Act. The administrative review
7 process will ensure flexibility in the application of land use and zoning regulations in
8 order to eliminate barriers to housing opportunities while ensuring compatibility with
9 and minimizing potential impacts to adjacent land uses.

10 **3. ZCA P-2012040 is in compliance with the provisions of the California**
11 **Environmental Quality Act (CEQA).**

12 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
13 (CEQA), ZCA P-2012006 is within the scope of the Culver City General Plan Update
14 Program EIR approved on September 24, 1996 (PEIR 1), the Culver City
15 Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on
16 November 16, 1998 (PEIR 2), and the Negative Declaration approved on June 7, 2010
17 for the 2008-2014 Housing Element Update. The circumstances under which PEIR 1,
18 PEIR 2, and the Negative Declaration were prepared have not significantly changed
19 and no new significant information has been found that would impact PEIR 1, PEIR 2,
20 and/or the Negative Declaration. Therefore no new environmental analysis is
21 required.

22 **SECTION 3.** Pursuant to the foregoing recitations and findings, the City
23 Council of the City of Culver City, California, hereby adopts Zoning Code Amendments,
24 ZCA P-2012006 and ZCA P-2012040, as set forth in Exhibits A and B attached hereto and
25 incorporated herein by reference.

26 **SECTION 4.** Pursuant to Section 619 of the City Charter, this Ordinance
27 shall take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616
28 and 621 of the City Charter, prior to the expiration of fifteen days after the adoption, the
29 City Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver
City News and shall post this Ordinance or a summary thereof in at least three places
within the City.

1 **SECTION 5.** The City Council hereby declares that, if any provision, section,
2 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
3 invalid or unconstitutional by any final action in a court of competent jurisdiction or by
4 reason of any preemptive legislation, then the City Council would have independently
5 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases
6 or words of this ordinance and as such they shall remain in full force and effect.
7

8
9 APPROVED and ADOPTED this _____ day of _____, 2013.
10

11
12 _____
13 JEFFREY COOPER, MAYOR
14 City of Culver City, California

15 ATTESTED BY:

16 APPROVED AS TO FORM:

17 _____
18 MARTIN R. COLE, City Clerk

19 
20 CAROL A. SCHWAB, City Attorney
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A13-00445

Exhibit A
Zoning Code Amendment ZCA P-2012006

TABLE 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts	P Permitted Use CUP Conditional Use Permit Required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	R1	R2	R3	RLD	RMD	RHD	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY

Public recreational and cultural facilities	P	P	P	P	P	P	
Private residential recreational facilities	-	-	-	P	P	P	
Religious places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Public Schools - Kindergarten to 12th grade (2)	P	P	P	P	P	P	
Private Schools - Kindergarten to 12th grade (2)	CUP(3)	CUP(3)	CUP(3)	CUP	CUP	CUP	

RESIDENTIAL

Accessory dwelling units	AUP	AUP	AUP	-	-	-	17.400.095
Accessory residential structures and uses	P	P	P	P	P	P	17.400.100
Duplex	-	P	P	P	P	P	
Home occupations	P	P	P	P	P	P	17.400.055
Multiple-family dwellings	-	-	-	P	P	P	17.400.105
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	
Residential care facility, 7 or more clients	CUP(4)	CUP(4)	CUP(4)	CUP	CUP	CUP	
Senior citizen congregate care housing	-	-	-	CUP	CUP	CUP	
Single-family dwellings	P	P	P	P	P	P	
<u>Supportive Housing, 6 or fewer residents (6)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Supportive Housing, 7 or more residents</u>	<u>CUP(4)</u>	<u>CUP(4)</u>	<u>CUP(4)</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Transitional Housing (6)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Triplex	-	-	P	P	P	P	

SERVICE

Adult day care facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Child day care centers	-	-	-	CUP	CUP	CUP	17.400.035
Child day care, Large family day care homes	AUP	AUP	AUP	AUP	AUP	AUP	17.400.035
Child day care, Small family day care homes	P	P	P	P	P	P	17.400.035
Public utility or safety facilities	CUP	CUP	CUP	CUP	CUP	CUP	

TRANSPORTATION & COMMUNICATIONS

Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular (5)	CUP	CUP	CUP	CUP	CUP	CUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Use only allowed on a site designated for such use by the General Plan.
- (3) Use only allowed on a site declared surplus by the Culver City Unified School District.
- (4) Use only allowed on a site of 5 acres or more.
- (5) Use only allowed on a site owned and controlled by the City or other governmental agency.
- (6) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

Exhibit A
Zoning Code Amendment ZCA P-2012006

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use						
	CUP Conditional Use Permit required						
	AUP Administrative Use Permit Required						
	- Use not allowed						
LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
	CN	CG	CC	CD	CRR	CRB	

INDUSTRY, MANUFACTURING & PROCESSING

Cosmetic product manufacturing	-	-	-	-	-	P	
Electronics and equipment manufacturing	-	-	-	-	-	P	
Fabric products manufacturing	-	-	-	-	-	P	
Handcraft industries	-	-	-	-	-	P	
Media production - Indoor support facilities	-	P	-	-	-	P	
Media production - Soundstages	-	-	-	-	-	P	
Printing and publishing	-	P	P	-	P	P	
Recycling facility - Incidental small collection	-	P	P	-	-	P	17,400.090
Recycling facility - Small collection	-	AUP	AUP	-	-	AUP	17,400.090
Research and development (R&D)	-	-	-	-	-	P	
Warehousing and distribution facilities	-	-	-	-	-	P(2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Arcade	-	AUP	AUP	P(3)	AUP	-	
Clubs, lodges, and private meeting halls	-	P	P	P(4)	-	P	
Health/fitness facilities	-	P	P	P(4)	P	P	
Indoor amusement/entertainment facilities	-	P	P	P	P	-	
Outdoor commercial recreation	-	CUP	CUP	-	CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	
Public Schools	P	P	P	P	P	P	
Private Schools (5)	CUP	CUP	CUP	CUP	-	CUP	
Religious places of worship	CUP	P	P	-	-	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	
Theaters	P	P	P	P	P	P	

RESIDENTIAL

Emergency shelters	CUP	CUP	CUP	-	-	-	
Home occupations	P	P	P	P	-	-	17,400.055
Live/work units	P	P	P	P	-	-	17,400.060
Mixed use projects	P	P	P	P	-	-	17,400.065
Residential care facilities, 6 or fewer clients	P	P	P	P	-	-	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	-	-	
Senior citizen congregate care housing	CUP	CUP	CUP	-	-	-	
Supportive Housing, 6 or fewer residents (7)(8)	P	P	P	P	-	-	
Supportive Housing, 7 or more residents (8)	CUP	CUP	CUP	CUP	-	-	
Transitional Housing (7)(8)	P	P	P	P	-	-	

RETAIL TRADE

Accessory food service	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	
Adult businesses (6)	-	P	P	-	-	-	
Artisan shops	P	P	P	P	P	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) 10,000 sf maximum floor area.
- (3) Up to 10 amusement devices are allowed in conjunction with a multiplex movie theater subject to Section 17.230.030
- (4) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (5) AUP required for schools up to 1,500 square feet in area.
- (6) Use only allowed subject to approval of an Adult Use Development Permit (See CCMC Chapter 11.13).
- (7) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
- (8) Use only allowed as part of a mixed use project

Exhibit A
Zoning Code Amendment ZCA P-2012006

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

RETAIL TRADE (cont.)

Auto and vehicle sales/rental (2)	-	P	P	-	AUP	-	
Auto parts sales, retail	P	P	P	-	P	P	
Bars, night clubs (3)	-	CUP	CUP	CUP	CUP	CUP	
Building material stores	-	P	P	-	P	-	
Convenience stores (3)	P	P	P	-	P	P	
Firearms sales	-	CUP	CUP	-	CUP	CUP	
General retail stores (3)	P	P	P	P	P	P	
Internet Cafe	AUP	P	P	P	P	P	
Mobile home and RV sales	-	CUP	-	-	-	CUP	
Outdoor retail sales and display (4)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.075
Pawnshops	-	CUP	-	-	-	-	17.400.085
Pet Shop	P	P	P	P	P(5)	P	
Plant nurseries, retail	P	P	P	P	P	P	17.400.080
Restaurants, counter service (3)	AUP	P	P	P	P	P	
Restaurants, table service (3)	P	P	P	P	P	P	
Restaurants, outdoor dining (3)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.070
Second hand stores	P	P	-	-	-	-	
Shopping center	P	P	P	-	P	-	
Warehouse retail stores	-	-	-	-	CUP	-	

SERVICE

Adult day care facilities	CUP	CUP	CUP	-	-	CUP	
Automated teller machines (ATMs)	P	P	P	P	P	P	17.400.025
Banks and financial services	P	P	P	P	P	P	
Business and consumer support services	P	P	P	P(6)	P	P	
Catering services	P	P	P	P(6)	P	P	
Check cashing businesses	-	CUP	CUP	-	CUP	CUP	17.400.030
Child day care centers	CUP	CUP	CUP	CUP	-	CUP	
Child day care, Large family day care homes	AUP	AUP	-	-	-	-	17.400.035
Child day care, Small family day care homes	P	P	-	-	-	-	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Auto sales establishments selling used vehicles exclusively are subject to approval of a Conditional Use Permit (see Chapter 17.530).
- (3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (4) Ancillary to a primary retail use.
- (5) Only one pet shop shall be permitted within any one shopping center. The tenant space shall be located so as to share no more than one common wall with any other tenant.
- (6) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements)

Continues on next page.

Exhibit A
Zoning Code Amendment ZCA P-2012006

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

SERVICE (cont.)

Construction contractors, no outdoor storage	P	P	P	-	-	P	
Drive-thru facilities or services	-	CUP	CUP	-	CUP	CUP	17.400.045
Emergency shelters	CUP	CUP	CUP	-	-	-	17.400.046
Hotels and motels	P	P	P	P(2)	P	P	
Medical services - Office/Clinics	P	P	P	P(2)	P	P	
Medical services - Labs	-	P	P	P(2)	P	P	
Medical services - Hospitals	-	P	P	P	-	P	
Mortuaries	-	P	P		-	P	
Offices	P	P	P	P(2)	P	P	
Personal services	P	P	P	P(2)	P	P	
Pet day care	-	AUP	AUP	-	AUP(3)	AUP	17.400.020
Public safety facilities	P	P	P	P(2)	P	P	
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	
Storage, Outdoor	AUP	AUP	AUP	-	AUP	AUP	17.400.080
Vehicle services - Accessories installation	-	P	-	-	P	P	17.400.125
Vehicle services - Car washes	CUP	CUP	CUP	-	CUP	CUP	
Vehicle services - Fueling stations	CUP	P	P	-	P	P	17.400.120
Vehicle services - Fueling, incidental repair,	CUP	CUP	CUP	-	CUP	CUP	17.400.125
Vehicle services - Maintenance/repair	-	CUP	CUP	-	-	CUP	17.400.125
Vehicle services - Towing, no storage	-	P	P	-	-	P	17.400.125
Veterinary clinics and animal hospitals	-	AUP	AUP	-	AUP(3)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	-	P	P	P	-	P	
Parking facilities	P	P	P	P	P	P	
Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (3) Ancillary to a pet shop only.

Exhibit A
Zoning Code Amendment ZCA P-2012006

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE (1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
INDUSTRY, MANUFACTURING & PROCESSING			
Chemical product manufacturing	-	P	
Concrete, gypsum, and plaster products	-	P	
Electronics and equipment manufacturing	P	P	
Fabric products manufacturing	P	P	
Food and beverage manufacturing	-	P	
Furniture/fixtures manufacturing	P	P	
Glass, metal and plastics product manufacturing	-	P	
Handcraft industries	P	P	
Laundries and dry cleaning plants	-	P	
Lumber and wood product manufacturing	-	P	
Machinery manufacturing	-	P	
Media production - Backlots/outdoor facilities	-	P	
Media production - Indoor support facilities	P	P	
Media production - Soundstages	P	P	
Metal products fabrication, machine/welding shops	-	P	
Motor vehicle/transportation equipment manufacturing	-	P	
Paper product manufacturing	-	P	
Paving and roofing material manufacturing	-	P	
Printing and publishing	P	P	
Recycling facility - Processing	-	P	17.400.090
Recycling facility - Large collection	-	P	17.400.090
Recycling facility - Small collection	AUP	P	17.400.090
Recycling facility - Incidental small collection	P	P	17.400.090
Research and development (R&D)	P	P	
Small-scale product manufacturing	P	P	
Stone and cut stone product manufacturing	-	P	
Stone, clay and pottery product manufacturing	-	P	
Warehousing and distribution facilities	P	P	
Wholesaling and distribution facilities	P	P	
RECREATION, EDUCATION , PUBLIC ASSEMBLY			
Arcade	P	P	
Health/fitness facilities	P	P	
Indoor amusement/entertainment facilities	CUP	CUP	
Outdoor Commercial Recreation	CUP	CUP	
Private Schools	CUP	-	
Public recreational and cultural facilities	CUP	CUP	
Public Schools	P	P	
Studios - Art, dance, music, photography, etc.	P	P	
Theaters	P	P	
RESIDENTIAL			
Caretaker and employee housing	CUP	CUP	

Notes: (1) See Article 7 for definitions of the land uses listed.
Continues on next page.

Exhibit A
Zoning Code Amendment ZCA P-2012006

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE (1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
RETAIL TRADE			
Accessory retail uses	P	P	
Adult entertainment businesses	P(2)	P(2)	
Artisan Shops	P	P	
Auto and vehicle sales/rental	CUP	CUP	
Building material stores	P	P	
Construction equipment sales	P	P	
Convenience stores (3)	P	P	
General retail stores (3)	P	P	
Mobile home and RV sales	CUP	CUP	
Outdoor retail sales and display	AUP	AUP	17.400.075
Plant nurseries	P	P	
Restaurants, counter service (3)	P	P	
Restaurants, table service (3)	P	P	
Warehouse retail stores	P	P	
SERVICE			
Animal boarding and kennels	P(4)	P	17.400.020
Business and consumer support services	P	P	
Catering Services	P	P	
Child day care centers (4)	CUP	CUP	
Contractor's storage yard	P(5)	P	
Drive-thru facilities or services	CUP	CUP	17.400.045
Emergency shelters	-	P(7)	17.400.046
Offices	P	P	
Public safety facilities	P	P	
Public utility facilities	P	P	
Storage facilities, personal storage	CUP (6)	CUP (6)	
Storage, outdoor	P	P	17.400.080
Vehicle services-Accessories installation	P	P	17.400.125
Vehicle services-Fueling stations	P	P	17.400.120
Vehicle services-Fueling, incidental repair	CUP	CUP	17.400.125
Vehicle services-Impounding/storage	CUP	CUP	17.400.125
Vehicle services-Maintenance/repair	CUP	CUP	17.400.125
Vehicle services-Paint/body	P (5)	P (5)	17.400.125
Vehicle services-Towing, no storage	P	P	17.400.125
Veterinary clinics and animal hospitals	P	P	17.400.020
TRANSPORTATION & COMMUNICATIONS			
Broadcast studios	P	P	
Heliports	CUP	CUP	
Parking facilities	P	P	17.320.
Pipelines and utility lines	P	P	
Telecommunications facilities, cellular	AUP	AUP	17.400.110
Telecommunications facilities, dish antenna	See Section 17.400.110 for permit requirements		

Notes: (1) See Article 7 for definitions of land uses listed.

(2) Use only allowed subject to approval of an Adult Use Development Permit (see CCMC Chapter 11.13).

(3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015

(4) Ancillary to a primary use only.

(5) Use only allowed indoors.

(6) Modifications and/or expansion of existing facilities only

(7) Use only allowed in portions of the IG Zone identified in Section 17.400.046, Map 4.05

Exhibit A

Zoning Code Amendment ZCA P-2012006

TABLE 2-11 Allowed Uses and Permit Requirements for the East Washington Boulevard Overlay (-EW)	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed
LAND USE (1)	Permit Requirement See Specific Use Regulations:

INDUSTRY, MANUFACTURING, & PROCESSING

Fabric products manufacturing, 5,000 sq.ft. or less	AUP	
Fabric products manufacturing, 5,001 to 10,000 sq.ft.	CUP	
Food and beverage manufacturing, 5,000 sq.ft. or less (2)	AUP	
Food and beverage manufacturing, 5,001 to 10,000 sq.ft (2)	CUP	
Furniture/fixtures manufacturing, 5,000 sq.ft. or less (3)	AUP	
Furniture/fixtures manufacturing, 5,001 to 10,000 sq.ft. (3)	CUP	
Handcraft industries, 5,000 sq.ft. or less (3)	AUP	
Printing and publishing, 10 employees maximum	P	
Recycling facility - Incidental small collection	AUP	17.400.090
Recycling facility - Large collection (4)	CUP	17.400.090
Recycling facility - Small collection	CUP	17.400.090
Second hand stores	AUP	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY

Clubs, lodges, and private meeting halls	AUP	
Health/fitness facilities	P	
Indoor amusement/entertainment facilities	AUP	
Religious places of worship	P	
Private Schools (5)	CUP	
Public Schools	P	
Studios – Art, dance, music, photography, etc.	P	
Theaters	P	

RESIDENTIAL

Live/work units	CUP	17.400.060
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RETAIL TRADE

Auto and vehicle sales/rental (6)(7)	P	
Auto parts sales, retail	P	
Convenience stores (8)	P	
General retail stores (8)	P	
Internet café	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Includes packaging, processing, and wholesaling.
- (3) Includes assembly, restoration, and wholesaling.
- (4) Use only allowed on a site located a minimum of 300 ft from any residential zone.
- (5) AUP required for schools up to 1,500 sq.ft. in area.
- (6) All business activities with no outdoor display, storage or repair areas permitted shall be conducted wholly within completely enclosed buildings.
- (7) Used vehicles sales and service shall only be allowed incidental to new vehicle sales.
- (8) For permit requirements related to the sale of Alcoholic Beverages, see Section 17.400.015.

Table continues on next page

Exhibit A
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TABLE 2-11 Allowed Uses and Permit Requirements for the East Washington Boulevard Overlay (-EW)	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed	
LAND USE (1)	Permit Requirement	See Specific Use Regulations:

RETAIL TRADE (continued)

Outdoor retail sales and display	P	17.400.075
Pet shops	P	
Plant nurseries, retail	P	
Restaurants, counter service (2)	P(3)	
Restaurants, outdoor dining (2)	AUP	
Restaurants, table service (2)	P	
Second hand stores	P	

SERVICE

Adult day care facilities	CUP	
Automated teller machines (ATMs)	P	17.400.025
Banks and financial services	P	
Business and consumer support services	P	
Child day care centers	CUP	17.400.035
<u>Emergency shelters</u>	<u>P(7)</u>	<u>17.400.046</u>
Hotels and motels	CUP	
Medical services - Office/clinics (4)	P	
Medical services - Labs (4)	P	
Medical services - Hospitals	CUP	
Mortuaries	P	
Offices	P	
Personal services, except psychic readers	P	
Vehicle services - Fueling station	P	17.400.120
Vehicle services - Fueling, incidental repair	CUP	17.400.120
Vehicle services - Impounding/storage	AUP	17.400.125
Vehicle services - Maintenance/repair (5)	CUP	17.400.125
Veterinary clinics and animal hospitals (6)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	P	
Parking facilities	AUP	
Pipelines and utility lines	P	
Telecommunications facilities, cellular	AUP	17.400.110
Telecommunications facilities, wireless antenna	See Section 17.400.110 for permit requirements	

Notes:

- (1) See Article 7 for definitions of the land uses listed
- (2) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (3) If counter service restaurant is stand-alone, then a CUP is required.
- (4) Excluding animal experimentation.
- (5) Use only allowed indoors.
- (6) Use only allowed on a site located a minimum of 200 feet from any residential zone.
- (7) Use only allowed in portions of the -EW Zone identified in Section 17.400.046, Map 4.05

EXHIBIT A
ZONING CODE AMENDMENT ZCA P-2012006

H. Table 3-3. Parking Requirements by Land Use.

1. Residential uses.

Table 3-3A

Land Use Type: Residential	Vehicle Spaces Required
Accessory dwelling units	1 uncovered space in addition to that required for the primary dwelling unit(s).
Mobile home parks	1 space in conjunction with each mobile home site, plus 1 space for each 2 mobile home sites for guest parking located as approved by the City.
Live / Work unit	Up to 900 sf - 2 spaces.
	Greater than 900 up to 1500 sf - 3 spaces.
	Greater than 1500 sf – 4 spaces.
Multi-family dwellings and residential component of Mixed-use development, <u>includes supportive housing and transitional housing units</u> (1)	Studio and 1 bedroom, less than 900 sf - 1 space.
	Studio and 1 bedroom, greater than 900 sf - 2 spaces.
	2-3 bedroom units - 2 spaces.
	4 bedroom units - 3 spaces.
	1 space for every additional bedroom greater than 4.
	Guest parking - 1 space for every 4 residential units.
Residential Care Facilities	1 space for each 3 patient beds.
Senior citizen congregate care housing	1 space per each 2 residential units, plus one space for each 4 units for guests and employees.
Senior housing	1 space per unit, plus one guest parking space for each 10 units.
Single family, duplex and triplex units, <u>includes supportive housing and transitional housing units</u> (1)	2 spaces per dwelling unit.

Notes:

(1) See Section 17.320.035.M.(Special Requirements for Residential Uses)

EXHIBIT A
ZONING CODE AMENDMENT ZCA P-2012006

2. Commercial uses.

Table 3-3B

Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
Accessory Food Service	Same as primary use.
Accessory Retail Use	Same as primary use.
Animal boarding and kennels	1 space per 350 sf. of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Auto and Vehicle Sales	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Banks and financial services	1 space per 250 sf.
Bars and nightclubs	1 space per 100 sf, plus one space for every 30 sf of dance floor.
Convenience stores	1 space per 225 sf, with a minimum of 8 spaces.
Day care facilities	
Child or Adult Day Care Centers	1 space per 300 sf of floor area.
Large family day care home	1 space per employee, in addition to required residential spaces.
Small family day care home	As required for the single-family dwelling (see parking requirement for residential uses).
<u>Emergency shelters</u>	<u>1 space for each 3 beds.</u>
Hotels and Motels	1 space for each guest room; plus 1 space for each 20 guest rooms; plus retail, restaurant and conference uses calculated at 1 space per 100 sf.
Medical services	
Hospitals	1 space for each 1.5 patient beds, plus required spaces for accessory uses as determined by the Director.
Medical/dental offices, clinics and labs	1 space per 350 sf.
Offices, administrative, corporate, professional	1 space per 350 sf.
Plant Nurseries	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Restaurants	
General (Table Service) 1,500 sf or less.	1 space per 350 sf. with a minimum of 3 spaces.
Greater than 1,500 sf.	1 space per 100 sf.
Takeout (Counter Service), with customer tables	1 space per 75 sf, with a minimum of 8 spaces.
Takeout (Counter Service - 750 sf or less), no tables	1 space per 250 sf, with a minimum of 3 spaces.
Located in shopping centers: Less than 25% of floor area of center for all restaurants.	Parking requirement covered under the general requirement for shopping center.
25% or greater of floor area of center for all restaurants.	Portion of restaurant(s) exceeding 25% of shopping center's floor area shall use the same parking requirement for general restaurants, above.

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Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
Outdoor dining:	No parking required for first 250 sf of outdoor dining area. Any outdoor dining area exceeding 250 sf shall be included as restaurant floor area in determining the parking requirement.
Retail and service uses, general	1 space per 350 sf.
Shopping centers – general (2)(3)	
Less than 5 acres in net parcel area	1 space per 250 sf (Also see restaurant requirements).
5 acres and greater of net parcel area	1 space per 200 sf (Also see restaurant requirements).
Storage, personal storage facilities	1 space per 50 storage units or 5,000 sf of storage area, whichever is greater. Plus 2 additional spaces for the manager's office, with a minimum of 5 spaces per facility.
Vehicle Services	
Carwash – self service	2 spaces for each washing stall.
Carwash – full service	10 spaces; plus 10 space queuing area for drying of vehicles; plus queuing area for 3 vehicles ahead of each wash lane.
Carwash – automated, accessory to fueling station	4 spaces plus queuing area for 3 vehicles ahead of the wash lane (in addition to the parking required for fueling station).
Fueling stations	1 space per 225 sf (includes convenience store) with a minimum of 3 spaces. For parking required above the minimum of 3, half of the parking provided at pump islands may be credited towards meeting parking requirements.
Maintenance, repair, installation, and detailing	3 spaces per service bay (work station), plus 1 space for each 350 sf of additional retail sales and service.
Veterinary clinics	1 space per 350 sf.

Notes:

- (1) Parking for certain uses within the CD Zone are subject to the requirements of Subsection 17.220.035.C.
- (2) Parking requirements for bars, nightclubs, health/fitness facilities and theaters shall be calculated separately in all cases.
- (3) A multi-tenant regional shopping center of 600,000 sf floor area or more with one or more traditional department stores, excluding those common areas as described in Subsection 17.320.020.C. of this Chapter, may provide a parking ratio as recommended in a parking demand study approved by the City; provided, that the parking demand study (i) is prepared, at the sole cost and expense of the applicant, by an independent traffic engineer licensed by the State of California who is reasonably approved by the Director prior to the commencement of that study, and (ii) presents reasonable justification for modification to the parking ratio(s) otherwise required under Table 3-3 (Parking Requirements by Land Use) of this Chapter. If, as reasonably determined by the Director, the parking demand study supports requiring a parking ratio greater than that otherwise required in this Title, then the higher parking ratio shall apply.

Exhibit A
Zoning Code Amendment ZCA P-2012006

Chapter 17.400 - Standards for Specific Land Uses	4-1
17.400.005 - Purpose	4-2
17.400.010 - Applicability	4-2
17.400.015 - Alcoholic Beverage Sales	4-2
17.400.020 - Animal Boarding, Pet Day Care, Veterinary Clinics and Animal Hospitals	4-3
17.400.025 - Automatic Teller Machines (ATMs)	4-4
17.400.030 - Check Cashing Businesses	4-6
17.400.035 - Child Day Care Facilities.....	4-6
17.400.040 - Condominium Conversions	4-8
17.400.045 - Drive-In and Drive-Through Facilities	4-11
<u>17.400.046 - Emergency Shelters.....</u>	<u>4-12</u>
17.400.050 - Firearms Sales.....	4-12
17.400.055 - Home Occupations	4-12
17.400.060 - Live/Work Development Standards	4-15
17.400.065 - Mixed Use Development Standards	4-20
17.400.070 - Outdoor Dining.....	4-32
17.400.075 - Outdoor Retail Sales and Displays	4-35
17.400.080 - Outdoor Storage.....	4-35
17.400.085 - Pawnshops	4-36
17.400.090 - Recycling Facilities	4-37
17.400.095 - Residential Uses - Accessory Dwelling Units	4-42
17.400.100 - Residential Uses - Accessory Residential Structures	4-43
17.400.105 - Residential Uses - Multiple-Family Residential Standards	4-44
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17.400.120 - Vehicle Fueling Stations.....	4-54
17.400.125 - Vehicle Repair Shops	4-56

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17.400.046 - Emergency Shelters

This Section provides location, development, and operating standards for emergency shelters in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards):

- A. Location and Permit Requirements.** Emergency shelters located within the area identified in Map 4.05 shall be permitted after approval of a Zoning Clearance in compliance with Chapter 17.510 (Zoning Clearances). Emergency Shelters located in the CN (Commercial Neighborhood), CG (Commercial General) and CC (Commercial Community) zoning districts shall be permitted subject to approval of a Conditional Use Permit in compliance with Chapter 17.530 (Administrative Use Permits and Conditional Use Permits).
- B. Lot Size.** Emergency shelters located within the area identified in Map 4.05 shall be limited to lots that have a minimum lot area of ¼ acre (10,890 square feet) and a maximum lot area of ¾ acre (32,670 square feet).
- C. Number of Beds.** Emergency shelters located within the area identified in Map 4.05 shall have no more than 30 beds. Maximum number of beds for emergency shelters located outside of the area identified in Map 4.05 shall be established as part of the Conditional Use Permit.
- D. Length of Stay.** Emergency shelters shall be available to residents for no more than 180 days in any 12 month period.
- E. Hours of Operation.** Emergency shelters shall establish and maintain set hours for the client intake/discharge, which shall be prominently posted on-site.
- F. Proximity to Other Emergency Shelters.** An emergency shelter shall not be located within 300 feet of another Emergency Shelter.
- G. On-Site Waiting and Client Intake Area.** All on-site waiting and client intake areas shall be located indoors and shall have a minimum area of 100 square feet.
- H. Lighting.** Adequate external lighting shall be provided for security purposes as determined by the Director. Exterior lighting shall comply with the requirements of Section 17.300.040 (Outdoor Lighting).
- I. Laundry Facilities.** On-site laundry facilities or services adequate for the number of residents shall be provided.
- J. Personal Property.** Secured areas for personal property shall be provided.
- K. Common Facilities.** The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
 - 1. Kitchen and dining room(s).
 - 2. Recreation room.
 - 3. Counseling center.
 - 4. Child care facilities.
 - 5. Other support services as necessary.

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- L. Outdoor Activity.** Outdoor activities may only be conducted between the hours of 8 AM and 10 PM.
- M. Refuse.** A refuse storage area, completely enclosed with a masonry wall not less than 5 feet high with a solid gated opening, and large enough to accommodate standard sized commercial trash bins shall be provided.
- N. Emergency Shelter Provider.** All Emergency shelters shall comply with the following requirements:
1. Shelters providing services to two or more population groups (e.g., men, women, and families with children, etc.) shall provide segregated sleeping areas for each separate population group.
 2. At-least one facility manager shall be on-site at all hours the facility is open. Additional staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.
 3. Staff and services shall be provided to assist residents in obtaining permanent shelter.
 4. The provider shall submit to the Planning Division for review and approval as part of the Zoning Clearance or Conditional Use Permit process a written operational plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided, noise and loitering control, and for training, counseling, and treatment programs for residents.

Exhibit A
Zoning Code Amendment ZCA P-2012006

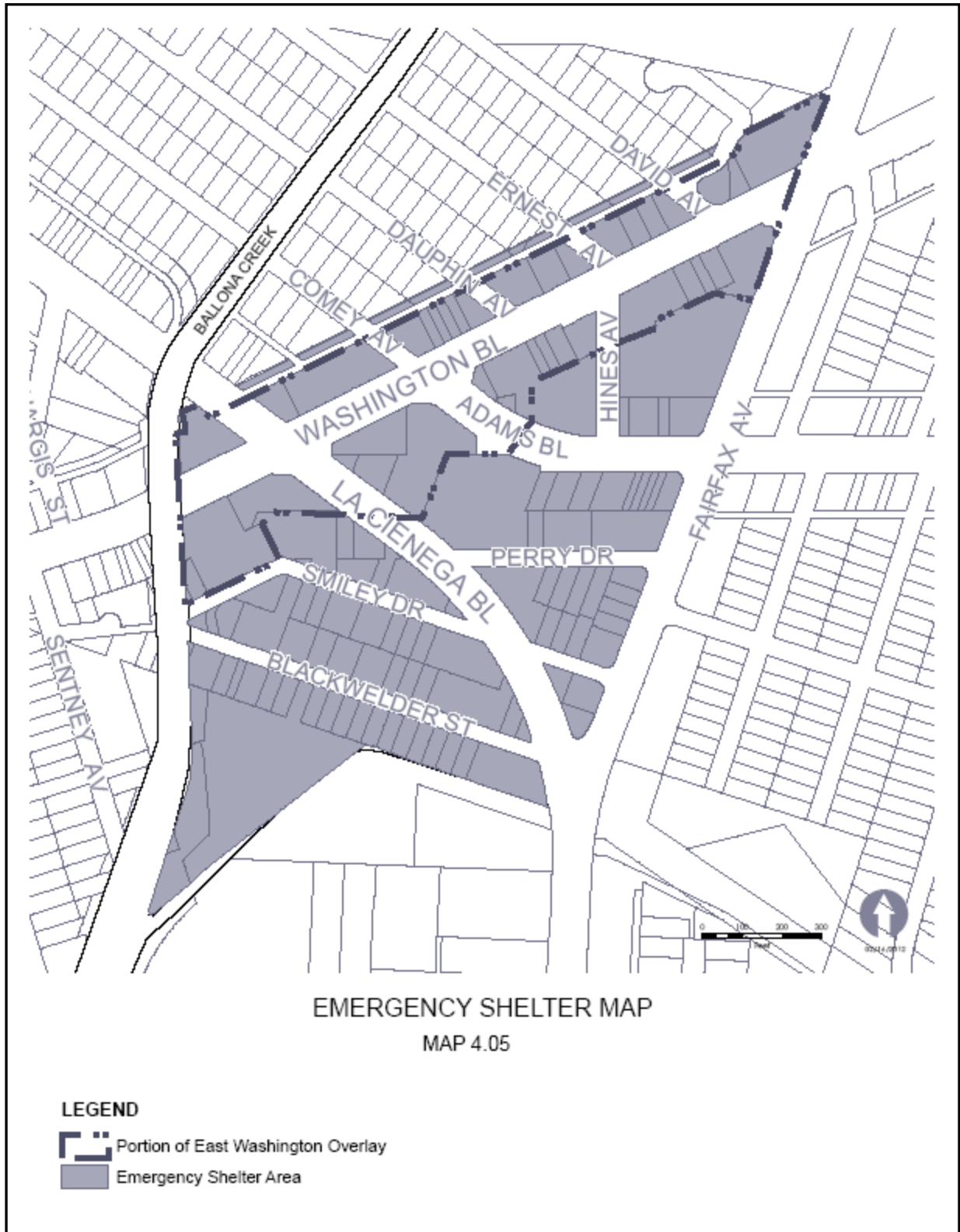


Exhibit A
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17.700.010 Definitions

Definitions, “E”.

Emergency Shelter. Facilities providing temporary shelter with minimal supportive services for homeless persons that are limited to occupancy of 180 days or less by a homeless person, persons, household, or family for the emergency or temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.

Definitions, “R”.

Residential Care Facility. Facilities providing 24 hour residential, assisted living, social and personal care for children, the elderly, and people with limited ability for self-care. Varying levels of care and supervision are provided. Residential care facilities may include basic services and community space. Includes: board and care homes; children’s homes; ~~transitional houses~~; orphanages; rehabilitation centers; convalescent homes, nursing home and similar facilities. Excludes Emergency Shelters, Transitional Housing, Supportive Housing, and facilities for persons requiring surgical or other primary medical treatment.

Definitions, “S”.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and when possible, work in the community. Supportive Housing with 6 or fewer residents per unit shall be considered a residential use of the same type as other residential uses of the same type in the same zone.

Definitions, “T”.

Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Transitional Housing. Temporary housing for at least six (6) months for a homeless individual or family transitioning to permanent housing. Housing can take several forms including group housing or multi-family units, and may include supportive services to allow for necessary life skills in support of independent living. Transitional housing shall be considered a residential use of the same type as other residential uses of the same type in the same zone.

Exhibit B
Zoning Code Amendment ZCA P-2012040

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

INDUSTRY, MANUFACTURING & PROCESSING

Cosmetic product manufacturing	-	-	-	-	-	P	
Electronics and equipment manufacturing	-	-	-	-	-	P	
Fabric products manufacturing	-	-	-	-	-	P	
Handcraft industries	-	-	-	-	-	P	
Media production - Indoor support facilities	-	P	-	-	-	P	
Media production - Soundstages	-	-	-	-	-	P	
Printing and publishing	-	P	P	-	P	P	
Recycling facility - Incidental small collection	-	P	P	-	-	P	17.400.090
Recycling facility - Small collection	-	AUP	AUP	-	-	AUP	17.400.090
Research and development (R&D)	-	-	-	-	-	P	
Warehousing and distribution facilities	-	-	-	-	-	P(2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Arcade	-	AUP	AUP	P(3)	AUP	-	
Clubs, lodges, and private meeting halls	-	P	P	P(4)	-	P	
Health/fitness facilities	-	P	P	P(4)	P	P	
Indoor amusement/entertainment facilities	-	P	P	P	P	-	
Outdoor commercial recreation	-	CUP	CUP	-	CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	
Public Schools	P	P	P	P	P	P	
Private Schools (5)	CUP	CUP	CUP	CUP	-	CUP	
Religious places of worship	CUP	P	P	-	-	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	
Theaters	P	P	P	P	P	P	

RESIDENTIAL

Home occupations	P	P	P	P	-	-	17.400.055
Live/work units	P	P	P	P	-	-	17.400.060
Mixed use projects	P	P	P	P	-	-	17.400.065
Residential care facilities, 6 or fewer clients	P	P	P	P	-	-	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	-	-	
Senior citizen congregate care housing	CUP	CUP	CUP	-	-	-	
Single Room Occupancy units (8)	P	P	P	P	-	-	17.400.106
Supportive Housing, 6 or fewer residents (7)(8)	P	P	P	P	-	-	
Supportive Housing, 7 or more residents (8)	CUP	CUP	CUP	CUP	-	-	
Transitional Housing (7)(8)	P	P	P	P	-	-	

RETAIL TRADE

Accessory food service	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	
Adult businesses (6)	-	P	P	-	-	-	
Artisan shops	P	P	P	P	P	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) 10,000 sf maximum floor area.
- (3) Up to 10 amusement devices are allowed in conjunction with a multiplex movie theater subject to Section 17.230.030
- (4) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (5) AUP required for schools up to 1,500 square feet in area.
- (6) Use only allowed subject to approval of an Adult Use Development Permit (See CCMC Chapter 11.13).
- (7) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
- (8) Use only allowed as part of a mixed use project

EXHIBIT B
ZONING CODE AMENDMENT ZCA P-2012040

H. Table 3-3. Parking Requirements by Land Use.

1. Residential uses.

Table 3-3A

Land Use Type: Residential	Vehicle Spaces Required
Accessory dwelling units	1 uncovered space in addition to that required for the primary dwelling unit(s).
Mobile home parks	1 space in conjunction with each mobile home site, plus 1 space for each 2 mobile home sites for guest parking located as approved by the City.
Live / Work unit	Up to 900 sf - 2 spaces.
	Greater than 900 up to 1500 sf - 3 spaces.
	Greater than 1500 sf – 4 spaces.
Multi-family dwellings and residential component of Mixed-use development, includes supportive housing and transitional housing units (1)	Studio and 1 bedroom, less than 900 sf - 1 space.
	Studio and 1 bedroom, greater than 900 sf - 2 spaces.
	2-3 bedroom units - 2 spaces.
	4 bedroom units - 3 spaces.
	1 space for every additional bedroom greater than 4.
	Guest parking - 1 space for every 4 residential units.
Residential Care Facilities	1 space for each 3 patient beds.
Senior citizen congregate care housing	1 space per each 2 residential units, plus one space for each 4 units for guests and employees.
Senior housing	1 space per unit, plus one guest parking space for each 10 units.
Single family, duplex and triplex units, includes supportive housing and transitional housing units (1)	2 spaces per dwelling unit.
<u>Single Room Occupancy Units</u>	<u>One (1) parking space per unit.</u>

Notes:

(1) See Section 17.320.035.M.(Special Requirements for Residential Uses)

Exhibit B
Zoning Code Amendment ZCA P-2012040

17.400.106 – Single Room Occupancy (SRO) Units

This Section provides density, development, and operating standards for single room occupancy units in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards):

- A. **Location.** Single Room Occupancy (SRO) units shall only be located in a Mixed Use Project and shall be subject to all applicable provision of Section 17.400.065 (Mixed Use Development Standards).
- B. **Density.** SRO residential density shall not exceed the density standards as may be permitted in Section 17.400.065 (Mixed Use Development Standards) and in no case shall the number of SRO units exceed more than 25% of a Mixed Use Project's total number of residential units.
- C. **Unit Size.** The minimum size of an SRO unit shall be 200 square feet and the maximum size shall be 350 square feet.
- D. **Kitchen Facilities.** Each SRO unit shall be equipped with a kitchen sink with a garbage disposal and a counter top measuring a minimum of 48 inches wide by 24 inches deep; and shall be provided with a minimum of a refrigerator and a microwave oven.
- E. **Bathroom Facilities.** Each SRO unit shall include a bathroom with a toilet and a shower stall in an enclosed compartment with a door. The bathroom shall be a minimum of 25 square feet in area.
- F. **Open Space.** Each SRO unit shall be provided with open space in compliance with Section 17.400.065 (Mixed Use Development Standards).
- G. **Parking.** One parking space shall be provided for each SRO unit.
- H. **Occupancy.** SRO units shall be occupied by no more than two persons and shall be offered on a monthly rental basis or longer.

Exhibit B
Zoning Code Amendment ZCA P-2012040

Table 5-1
Review Authority

Type of Permit or Decision	Procedure is in Section	Role of Review Authority (1)			
		Director	Board of Zoning Adjustment	Planning Commission	City Council

Administrative and Amendments

General Plan Amendments	17.620			Recommend	Decision
Interpretations	17.120	Decision	Appeal	Appeal	Appeal
Time Extensions	17.595	Decision		Appeal	Appeal
Zoning Map Amendments	17.620			Recommend	Decision
Zoning Text Amendments	17.620			Recommend	Decision

Land Use Permits/Development Approvals

Administrative Use Permits	17.530	Decision		Appeal	Appeal
Administrative Site Plan Review	17.540	Decision		Appeal	Appeal
Administrative Modifications	17.550	Decision		Appeal	Appeal
Comprehensive Plans	17.560			Recommend	Decision
Conditional Use Permits	17.530			Decision	Appeal
Development Agreements	17.590			Recommend	Decision
Height Exemptions	17.300			Recommend	Decision
Master Sign Program	17.330	Decision		Appeal	Appeal
<u>Reasonable Accommodations</u>	<u>17.550</u>	<u>Decision</u>		<u>Appeal</u>	<u>Appeal</u>
Site Plan Review	17.540			Decision	Appeal
Specific Plans	17.570			Recommend	Decision
Special Event/Temporary Event Permits	17.520	Decision (2)		Appeal	Appeal
Temporary Use Permits	17.520	Decision		Appeal	Appeal
Tentative Parcel Map	15.10			Decision	
Tentative Tract Map	15.10			Recommend	Decision
Variances	17.550			Decision	Appeal
Zoning Clearances	17.510	Decision		Appeal	Appeal

Notes:

- (1) "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 17.640 (Appeals).
- (2) Decisions on Special Events permits may be referred to the Committee on permits and licenses for review and approval per CCMC Chapter 11.01. (General Licensing).

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**CHAPTER 17.550 – VARIANCES, AND ADMINISTRATIVE
MODIFICATIONS AND REASONABLE
ACCOMMODATIONS**

Sections:

- 17.550.005 - Purpose
- 17.550.010 - Applicability
- 17.550.015 - Application Filing, Processing, and Review
- 17.550.020 - Findings and Decision
- 17.550.025 - Conditions of Approval
- 17.550.030 - Post Approval Procedures

17.550.005 - Purpose

The provisions of this Chapter allow for:

- A.** Administrative Modification of specific development standards of this Title when the strict application of those standards creates an unnecessary, involuntarily created hardship or unreasonable regulation which makes it impractical to require compliance with the development standards.
- B.** Variances from the development standards of this Title only when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography or other conditions, the strict application of this Title denies the property owner privileges enjoyed by other property owners in the vicinity and in identical zoning districts.
- C.** Reasonable Accommodations from specific development standards of this Title when the strict application of those standards would make it impractical for an individual with a disability to have an equal opportunity to use and enjoy a dwelling unit.

17.550.010 - Applicability

- A. Administrative Modification.** The Director may grant an Administrative Modification for only the development standards identified in Table 5-2 (Administrative Modifications). An Administrative Modification may be granted only once for a specific type of request per parcel. A request which exceeds the limitations identified in Table 5-2 (Administrative Modifications) shall require the filing of an application for a Variance.

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Administrative Modifications

Types of Administrative Modification Allowed	Maximum Adjustment
1. Dwelling unit size. A decrease in the minimum square footage requirements for dwelling units	10%
2. Fence, walls, or retaining walls. Fences, gates, pilasters, or walls in the side or rear yards that exceed 6 ft in height.	Not to exceed 8 ft
3. Distances between structures. A decrease in the minimum distance between a detached accessory structure and the main structure.	10%
4. Open space. A decrease in the minimum open space requirements.	10%
5. Parking. A decrease in the minimum number of parking spaces and parking lot and loading dimensions (e.g. aisle, driveway, and space widths)	10%
6. Projections. An increase in the allowed projections into setbacks in compliance with Section 17.300.020 (Setback Regulations and Exceptions)	10%
7. Setbacks. A decrease in the minimum required setbacks.	10%
8. Structure height. An increase in the maximum allowable structure height; provided that the increase complies with the height limitation established by the 1990 City of Culver City initiative.	10%

B. Variance. The Commission may grant a Variance from the requirements of this Title; except that a Variance shall not allow a use of land not otherwise allowed in the applicable zoning district by Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards).

C. Reasonable Accommodation. The Director may grant Reasonable Accommodations from the requirements of this Title that may be necessary to ensure equal access to housing for an individual with a disability.

17.550.015 - Application Filing, Processing, and Review

A. Filing. An application for an Administrative Modification, or a Variance, or a Reasonable Accommodation shall be completed, filed, and processed in compliance with Chapter 17.500 (Applications, Processing, and Fees). The application package shall include all information specified in the application, any applicable Division handout, and any additional information required by the Director in order to conduct a thorough review of the proposed project. It is the responsibility of the applicant to establish evidence in support of the findings required by Section 17.550.020 (Findings and Decision), below.

B. Notice and Hearings. Notice and hearings regarding an application for a Variance, or an Administrative Modification, or a Reasonable Accommodation shall be provided in compliance with Chapter 17.630 (Public Hearings and Administrative Review), and as follows:

1. Administrative Modification. The Director shall conduct an administrative review of an application for an Administrative Modification.

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2. **Variance.** The Commission shall conduct a public hearing on an application for a Variance.

3. **Reasonable Accommodation.** The Director shall conduct an administrative review of an application for a Reasonable Accommodation.

17.550.020 - Findings and Decision

- A. **Administrative Modification Findings.** The Director shall record the decision in writing with the findings on which the decision is based. The Administrative Modification may be approved, with or without conditions, only after making all of the following findings:

1. The strict application of the applicable development standard creates an unnecessary, involuntarily created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the development standards.
2. Approval of the Administrative Modification would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.
3. The project is consistent with the General Plan and complies with all other applicable provision of this Title.

- B. **Variance Findings.** The Commission shall record the decision in writing with the findings on which the decision is based. The Variance may be approved, with or without conditions, only after making all of the following findings:

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, and topography), or to the intended use of the property, so that the strict application of this Title denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.
2. The strict application of the applicable development standard creates an unnecessary, involuntarily created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the development standards.
3. The Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought.
4. The project is consistent with the General Plan and complies with all other applicable provisions of this Title.
5. Approval of the Variance would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.

- C. **Reasonable Accommodation Findings.** The Director shall record the decision in writing with the findings on which the decision is based. The Reasonable Accommodation may be approved, with or without conditions, only after making all of the following findings:

1. The dwelling, which is the subject of the request for reasonable accommodation, will

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be used by an individual with a disability.

2. The requested accommodation is necessary to make the dwelling available to an individual with a disability.
3. There is no reasonable alternative accommodation that will comply or come closer to complying with the development standards of this Title.
4. The requested accommodation will not negatively impact surrounding uses or properties.
5. Approval of the reasonable accommodation would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.

17.550.025 - Conditions of Approval

In approving an Administrative Modification, ~~or~~ Variance, or Reasonable Accommodation the review authority may impose reasonable and necessary specific design, locational, and operational conditions which may include, but are not limited to, the City's "Comprehensive Standard Conditions of Approval for Site Plan Review and Other Discretionary Planning and Zoning Applications," as adopted by the Commission to ensure that the approval will be in compliance with the findings required by Section 17.550.020 (Findings and Decision), above.

A. Reasonable Accommodation Conditions of Approval. The following shall apply to the approval of a reasonable accommodation:

1. Approval of a reasonable accommodation shall be granted to an individual and shall not run with the land unless the Director also finds that the modification is physically integrated into the structure and cannot be easily removed or altered to comply with the requirements of this Title.
2. Prior to the issuance of any permits relative to an approved reasonable accommodation, the Director may require the applicant to record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the decision. The covenant shall be required only if the Director finds that a covenant is necessary to provide notice to future owners that a reasonable accommodation has been approved and may not apply to future owners and/or tenants.

B. Duration of Reasonable Accommodation. A reasonable accommodation shall not be considered permanent and shall be subject to the following:

1. The Reasonable Accommodation may continue to be used and maintained by the individual with a disability for the duration of his or her tenancy in the dwelling subject to the findings in Section 17.550.020.C.
2. Within 60 days of the termination of the tenancy by the individual with a disability, the Reasonable Accommodation shall be removed unless the Director has determined that the Reasonable Accommodation may remain as provided in Section 17.550.025.A.2.
3. A Reasonable Accommodation request shall be null and void if an individual with a disability fails to take advantage of said approval within one year or if said individual

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with a disability terminates tenancy prior to installing Reasonable Accommodation related structures.

17.550.030 - Post Approval Procedures

Procedures relating to appeals, notices, revocations and modifications as identified in Article 6 (Zoning Code Administration), in addition to those identified in Chapter 17.595 (Permit Implementation, Time Limits, and Extensions), shall apply following the approval of an Administrative Modification, or a Variance, or a Reasonable Accommodation application.

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17.630.010 - Notice of Public Hearings and Administrative Review

D. Notice of Administrative Use Permits, Administrative Site Plan Review, and Administrative Modification, and Reasonable Accommodation Applications.

Table 6-3 (Mailed Notification Requirements for Administrative Discretionary Review Applications) identifies the noticing requirements for administrative actions by the Director.

Table 6-3
Mailed Notification Requirements For Administrative Discretionary Review Applications

Type of Administrative Review	See Chapter	Notice Requirement	
		Mailed Notice	Mailing Deadline
A. Administrative Use Permits.	17.530	All property owners and occupants within a 300-foot radius	15 days before the anticipated date of decision by Director
B. Administrative Modifications.	17.550	All adjacent property owners and occupants	15 days before the anticipated date of decision by Director
C. Administrative Site Plan Reviews.	17.540	All adjacent property owners and occupants	15 days before the anticipated date of decision by Director
D. Reasonable Accommodations.	<u>17.550</u>	<u>All adjacent property owners and occupants</u>	<u>15 days before the anticipated date of decision by Director</u>

1. In addition to all persons notified in compliance with Table 6-3 (Mailed Notification Requirements for Administrative Discretionary Review Applications) above, a notice of decision on the Administrative Site Plan Review, Administrative Modification, and Administrative Use Permit and Reasonable Accommodation applications shall be mailed to the applicant and other parties directly involved with the application, in compliance with Section 17.630.040 (Mailing of the Notice of Decision), below.

- E. Additional Notice.** In addition to the types of notice required by Subsections 17.630.010.A. (Mailed Notice) through Subsection 17.630.010.D. (Notice of Administrative Use Permits, Administrative Site Plan Review, and Administrative Modification and Reasonable Accommodation Applications), above, the Director may provide additional notice with content or using a distribution method as the Director determines is necessary or desirable (e.g., on the Internet).
- F. Effect of Notification Requirements.** Nothing in the public notification requirements identified in this Section is intended to supersede the procedures established in this Chapter for other discretionary reviews.

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17.700.010 Definitions

Definitions, “D”.

Disability. The definition of Disability shall be consistent with California Government Code Sections 12900- 12996 and the regulations promulgated thereunder.

Definitions, “I”.

Individual with a disability. The definition of an individual with a disability shall be consistent with California Government Code Sections 12900- 12996 and the regulations promulgated thereunder.

Definitions, “R”.

Reasonable Accommodations. Reasonable accommodation means providing an individual with a disability, or developers of housing for individuals with disabilities, flexibility in the application of land use and zoning regulations or policies, including the modification or waiver of certain requirements, when necessary to eliminate barriers to housing opportunities.

Definitions, “S”.

Single Room Occupancy (SRO) Unit. A dwelling unit with a minimum floor area of 200 square feet and a maximum floor area of 350 square feet. These dwelling units shall have kitchen and bathroom facilities. Each dwelling unit is restricted to occupancy by no more than two persons and is offered on a monthly rental basis or longer.